

**ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES
MEETING**

Friday, December 13, 2013

437 Old Mammoth Road, Town/County Conference Room, 9:30 A.M.

In accordance with Government Code §54953, two Advisory Design Panel Members and applicant team members will attend this meeting via teleconference and will be calling in from the following publicly accessible locations:

- Bull Stockwell Allen, 300 Montgomery Street, Suite 1135, San Francisco, CA 94104
- Noll & Tam Architects, 729 Heinz Ave., Suite 7, Berkeley, CA 94710
- Severy Realty Group, 127 El Paseo, Santa Barbara, CA 93101
- Ward-Young Architects, 12010 Donner Pass Road, Suite 201, Truckee, CA 96161

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 934-8989, ext. 267. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda are available for public inspection in the Community & Economic Development Department at 437 Old Mammoth Road, Suite R during normal business hours.

NOTE: All comments will be limited by the Panel to a speaking time of five minutes.

CALL TO ORDER

ROLL CALL: Elliott Brainard, Brandee Dell’Aringa, Colin Fernie, Steve Noll, Elizabeth Tenney, Larry Walker, and Larry Young

PUBLIC COMMENTS

The Public Comment portion of the agenda provides the public with an opportunity to address the Panel on matters not otherwise listed on the agenda. Under California law the Panel is prohibited from generally discussing or taking action on items not included in the agenda; however the Panel may briefly respond to comments or questions from members of the public. Therefore, the Panel will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Panel for the opportunity to be heard when the item comes up for the Panel consideration.

BUSINESS MATTERS

1. Minutes of November 14, 2013.

DESIGN REVIEWS

Design Review Procedure:

- i. Introduction of staff and applicant
- ii. Staff presentation
- iii. Applicant presentation

- iv. Panel and application questions and discussion
- v. Public comment
- vi. Panel discussion
- vii. Panel consensus report

60 minutes

- 2. Inn at the Village Design Review. Staff contact: Jen Daugherty, Associate Planner, ext. 260.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

ADJOURNMENT

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES

MINUTES

Thursday, November 14, 2013

437 Old Mammoth Road, Suite Z, 9:30 A.M.

ROLL CALL

The meeting was called to order at 9:35 a.m. with Panel members Elliott Brainard, Colin Fernie, Steve Noll, Elizabeth Tenney, Larry Walker, and Larry Young present. Brandee Dell'Aringa had an excused absence.

PUBLIC COMMENTS

There were no public comments.

BUSINESS MATTERS

1. Review of Advisory Design Panel Procedures.

There was a brief discussion among Panel members and staff. No action was required or taken.

2. Election of Advisory Design Panel Chair.

Elliott Brainard was appointed unanimously as Chair.

DESIGN REVIEWS

3. Inn at the Village Design Review. Staff contact: Jen Daugherty, Associate Planner, ext. 260.

Jen Daugherty, Associate Planner, introduced the applicant team and presented the staff report.

Dana Severy, Severy Realty Group, and John Ashworth, Bull Stockwell Allen Architects, presented the Inn at the Village project.

Discussion between the Panel members and Mr. Severy and Mr. Ashworth.

Mr. Ashworth stated that the intent is for the project to meet the standards of LEED Silver. Mr. Severy concurred with Mr. Ashworth but stated that they do not intend to obtain LEED certification.

Mr. Severy stated that the project will function as a hotel, and the ownership structure is to be determined.

Site Design; Building Entrances

- Overall support for Minaret Road pedestrian porte cochere (“lantern”) concept. The lantern activates the street and creates a point of interest and a visual connection from the street to the hotel and amenities. Additional work is needed to emphasize this feature.
- Consider additional improvements to continue to animate and enhance streetscape south of the pedestrian porte cochere while also camouflaging the existing electrical transformers.
- Discussion of practicality and functionality of pool. Pools are desirable for hotels with a spa, and there has been success with pools in the winter (e.g., Juniper Springs Lodge and the Village). Discussion of trade-off between the pool and building height due to the constrained site (size and configuration), efficient hotel circulation pattern, and critical mass of rooms.
- Although Zen garden will be snow melted, it is a challenge to make these spaces appealing in the winter due to shading.
- Overall, there was no concern with the increased density.

Building Form, Mass, and Scale; Building Façades; Roof

- Landscaping improvements along Minaret Road helps to ground the building and have an organic appearance of the building growing out of the ground.
- Concern with the severity of the wall along Minaret Road (east building elevation), and that because of the building wall along Minaret Road, the building may appear out-of-scale and urban.
- Discussion of options to improve east façade such as more articulation/cascading to break up the facade, bringing lower floor(s) closer to the street, and revising the penthouse configuration by setting them farther back from the street.
- Concern was raised with the overall height; however, height towards the rear (west) of the buildings seems more acceptable.
- Discussion of options to reduce overall height such as shifting more rooms to lower levels, using flat roof elements, and reconfiguring the penthouse levels.
- The Panel acknowledged the need for a critical mass of hotel rooms and hotel standardization (stacking of rooms/floors).

Colors and Materials; Windows and Doors

- Overall, support for proposed colors and materials. Suggestions to use indigenous materials to the maximum extent possible and avoid bright colors.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

December 12, 2013: Inn at the Village - preliminary sketches addressing the Panel’s comments from today’s meeting.

ADJOURNMENT

The meeting ended at 12:00 p.m. and adjourned to the next regular meeting on December 12, 2013.

DRAFT

BLANK PAGE



Town of Mammoth Lakes

Advisory Design Panel (ADP) Report

Date:	December 13, 2013	Case/File No.:	DZA 13-001, VTTM 13-002, UPA 13-003, DR 13-001
Place:	Council Chambers, 2 nd Floor Minaret Village Shopping Center Mammoth Lakes, CA 93546	Project:	The Inn at the Village
Time:	9:30 a.m.	Location:	50 Canyon Boulevard
Agenda Item:	2	General Plan:	North Village Specific Plan (NVSP)
Applicant/ Property Owner:	Severy Realty Group/SFI Mammoth Owner, LLC	Zoning:	NVSP
Environmental Review:	Subsequent Environmental Impact Report anticipated		

TITLE: The Inn at the Village Design Review

EXECUTIVE SUMMARY

On November 14th, the Advisory Design Panel (ADP) provided feedback on the proposed Inn at the Village project. The Inn at the Village is a proposed hotel with a high quality restaurant, spa, outdoor pool terrace, enhanced landscaping, and up to 73 rooms. The application includes requests for increased density (through a density transfer from Mammoth Crossing sites), increased height, and reduced setbacks from Minaret Road.

At the December 13th meeting, the applicant team will present preliminary sketches developed to address ADP's comments.

Staff is requesting that ADP provide design feedback on these sketches to staff and the applicant.

Report Prepared By:
Jen Daugherty, Associate Planner

Report Approved By:
Sandra Moberly, Acting Community and Economic Development Director

DESIGN ANALYSIS

1. Background

On November 14th, the Advisory Design Panel (ADP) provided feedback on the proposed Inn at the Village project. The Inn at the Village is a proposed hotel with a high quality restaurant, spa, outdoor pool terrace, enhanced landscaping, and up to 73 rooms. The application includes requests for increased density (through a density transfer from Mammoth Crossing sites), increased height, and reduced setbacks from Minaret Road.

2. ADP's November 14th Comments

ADP's comments from November 14th are listed below and are included in the draft meeting minutes (Agenda Item 1).

Site Design; Building Entrances

- Overall support for Minaret Road pedestrian porte cochere ("lantern") concept. The lantern activates the street and creates a point of interest and a visual connection from the street to the hotel and amenities. Additional work is needed to emphasize this feature.
- Consider additional improvements to continue to animate and enhance streetscape south of the pedestrian porte cochere while also camouflaging the existing electrical transformers.
- Discussion of practicality and functionality of pool. Pools are desirable for hotels with a spa, and there has been success with pools in the winter (e.g., Juniper Springs Lodge and the Village). Discussion of trade-off between the pool and building height due to the constrained site (size and configuration), efficient hotel circulation pattern, and critical mass of rooms.
- Although Zen garden will be snow melted, it is a challenge to make these spaces appealing in the winter due to shading.
- Overall, there was no concern with the increased density.

Building Form, Mass, and Scale; Building Façades; Roof

- Landscaping improvements along Minaret Road helps to ground the building and have an organic appearance of the building growing out of the ground.
- Concern with the severity of the wall along Minaret Road (east building elevation), and that because of the building wall along Minaret Road, the building may appear out-of-scale and urban.
- Discussion of options to improve east façade such as more articulation/cascading to break up the facade, bringing lower floor(s) closer to the street, and revising the penthouse configuration by setting them farther back from the street.
- Concern was raised with the overall height; however, height towards the rear (west) of the buildings seems more acceptable.
- Discussion of options to reduce overall height such as shifting more rooms to lower levels, using flat roof elements, and reconfiguring the penthouse levels.

- The Panel acknowledged the need for a critical mass of hotel rooms and hotel standardization (stacking of rooms/floors).

Colors and Materials; Windows and Doors

- Overall, support for proposed colors and materials. Suggestions to use indigenous materials to the maximum extent possible and avoid bright colors.

The applicant team has prepared preliminary sketches to address and respond to these comments, please see below, Preliminary Sketches.

3. Preliminary Sketches

Attachment 1 includes the preliminary sketches prepared by the applicant team. This Attachment also includes a brief email narrative of the proposed revisions. One major revision is lowering the top of the highest roof from 94 feet to 80 feet. The applicant team will present these sketches for feedback and discussion.

RECOMMENDATION

It is recommended that the Advisory Design Panel discuss and provide feedback to the staff and applicant regarding the proposed sketches for the Inn at the Village.

Attachments

Attachment 1: Preliminary sketches developed in response to ADP's November 14th comments

Attachment 2: ADP November 14th staff report and original project plans are available online at <http://www.ci.mammoth-lakes.ca.us/index.aspx?nid=542>

BLANK PAGE

Jen Daugherty

From: Benjamin Harth <bharth@bsaarchitects.com>
Sent: Thursday, December 05, 2013 4:45 PM
To: Jen Daugherty
Cc: Dana Severy; 'John Ashworth'
Subject: Inn at the Village ADP sketches
Attachments: 131205_Inn at the Village_Concept Sketches.pdf

Hi Jen,

Please find attached sketches of our preliminary design concepts for review by the ADP. We have employed a number of strategies to address the Panel's concerns, including:

- Lowering the top of the highest roof to 80';
- Pulling the upper level units back from Minaret Road, so that the building steps away from the street;
- Dropping the roof height at the northeast corner of the building to 69' so that the mass steps down toward Building B and the Village;
- Activating Minaret Road with new public amenities including a public information kiosk and a pocket park;
- Integrating the "art wall" concept into the site entry structure along Minaret Road;
- Expanding the outdoor dining terrace to further activate Minaret Road and create a less shear expression at this façade;

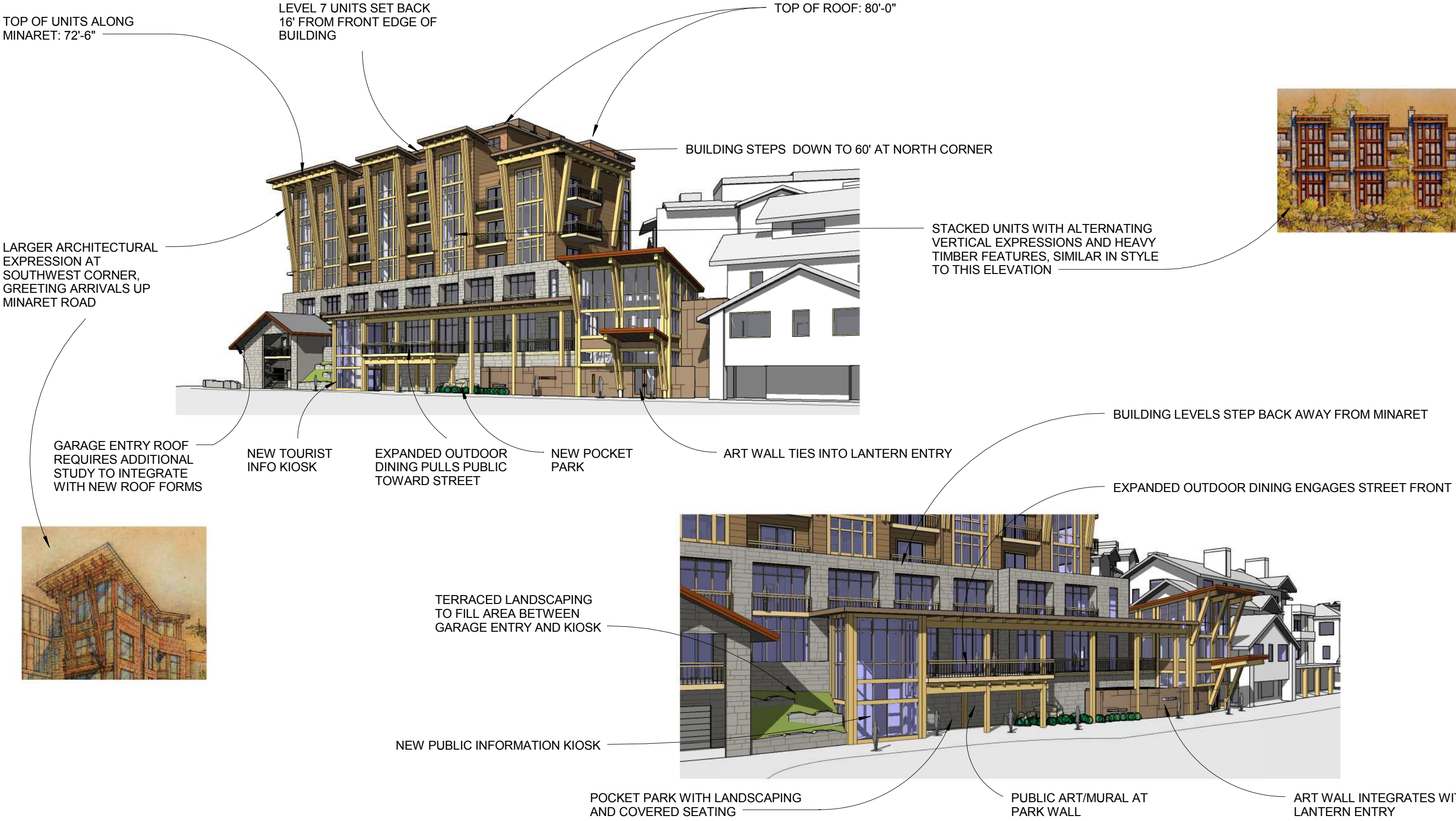
Please note that these are an initial design direction for review and do not represent a completed design. Feel free to contact us with any questions - we look forward to your feedback.

Kind regards,

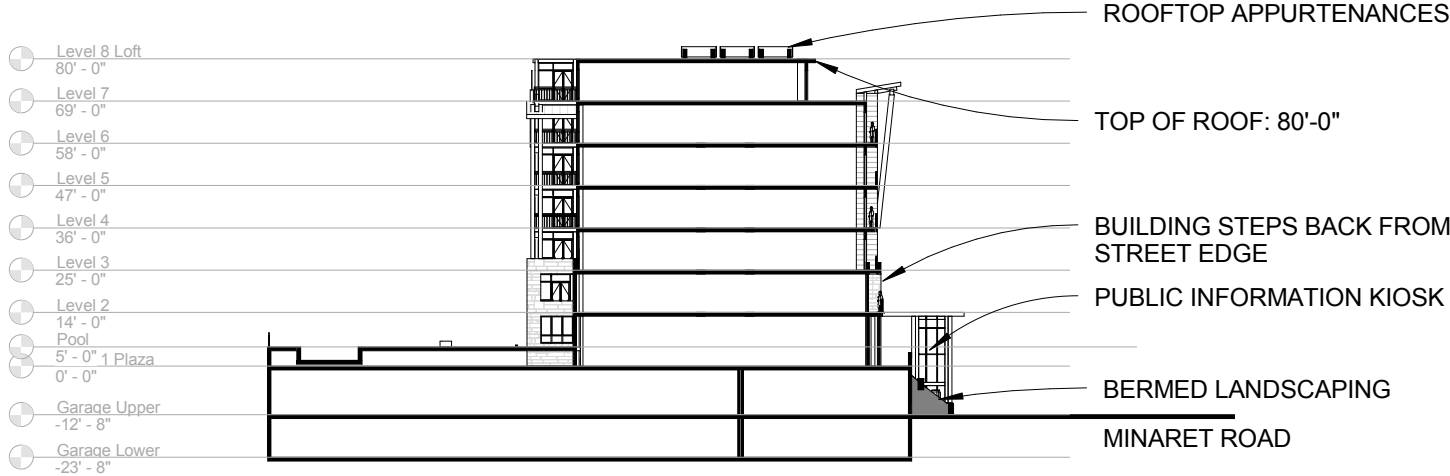
Benjamin Harth

bull stockwell allen ARCHITECTURE + PLANNING + INTERIORS
300 Montgomery Street, Suite 1135, San Francisco, CA 94104, USA
Office: 415 281 4720 ext. 246
www.bsaarchitects.com

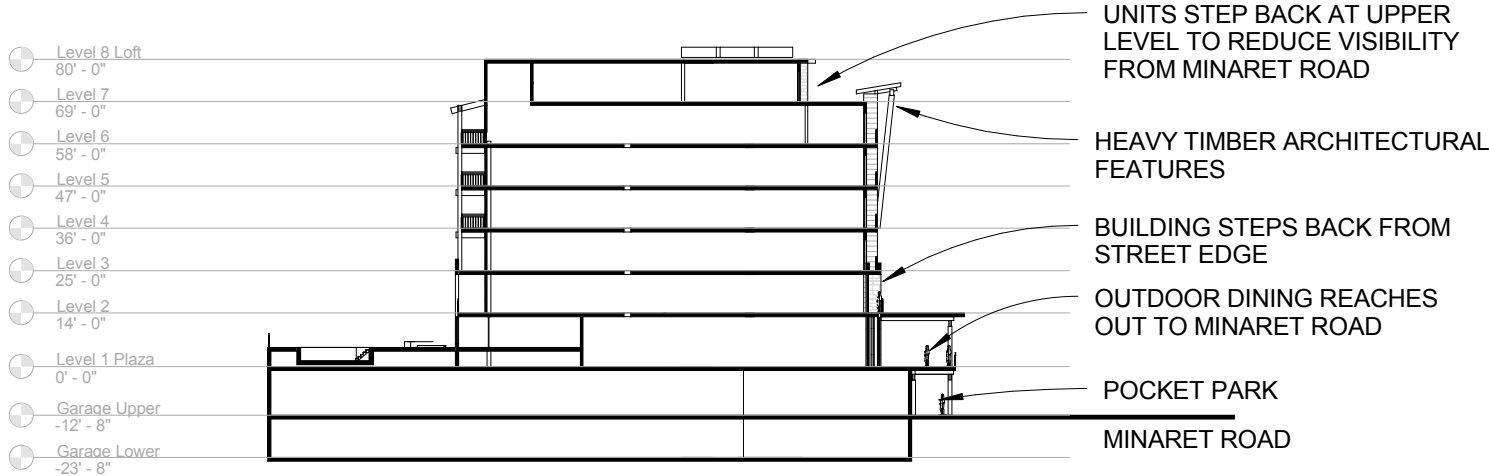
san francisco - vermont - london
BUILDING ON ENDURING IDEAS. DESIGNING EXCEPTIONAL ENVIRONMENTS FOR LIFE.



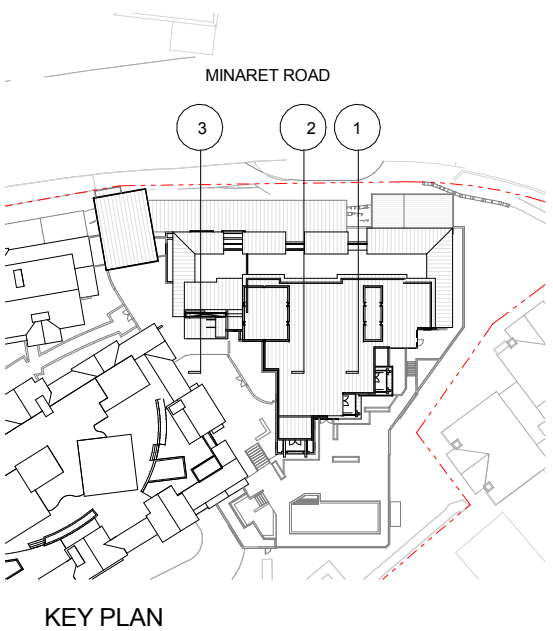
SECTION 1

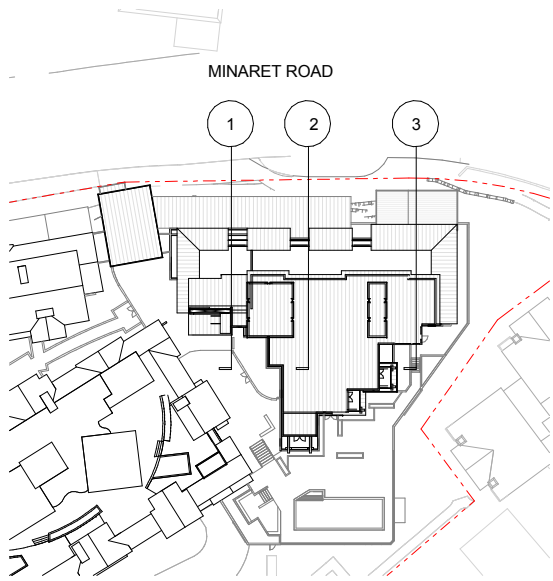


SECTION 2



SECTION 3

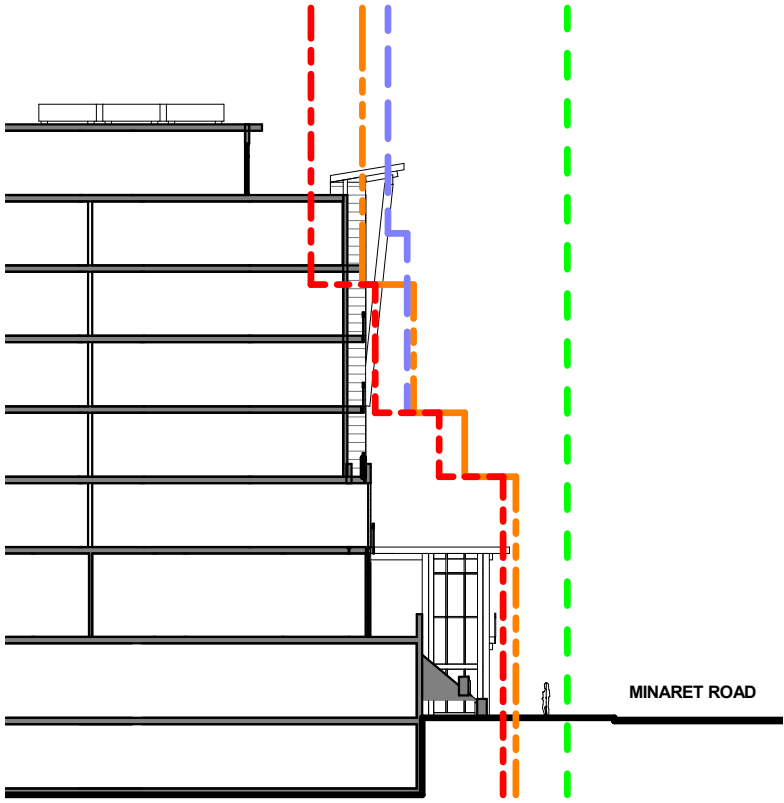




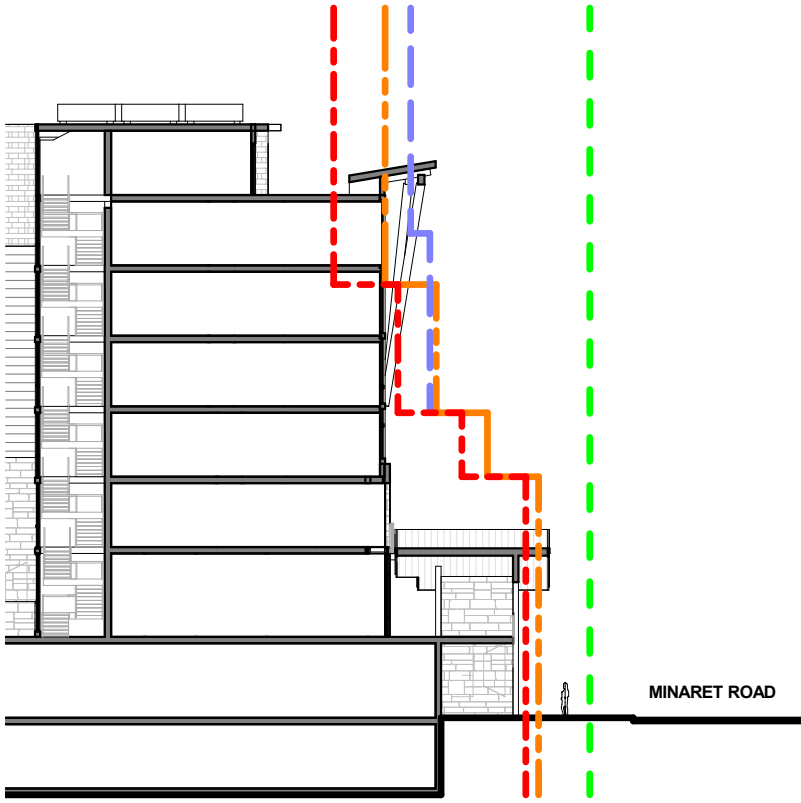
- PROPERTY LINE
- REQUESTED STEPPED SETBACK LINE FOR PROPOSED INN
- STEPPED SETBACK LINE PER NVSP
- 20% SETBACK REDUCTION AS GRANTED TO DEMPSEY SITE



SECTION 1



SECTION 2



SECTION 3